

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page

Name Eddy, James G., House and Grounds (Boundary Increase)  
State King County, WASHINGTON

Nomination/Type of Review

Date/Signature

Boundary Increase  
Approval

Entered in the  
National Register

Keeper

*William Byrd* 11/6/86

Attest

Keeper

Attest

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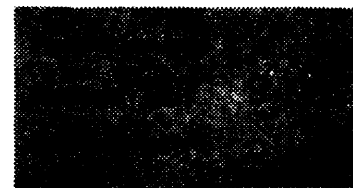
Attest

Keeper

Attest

**United States Department of the Interior  
National Park Service**

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Continuation sheet Eddy House Addendum Item number 7,8 Page 1

James G. Eddy House and Grounds  
1005 Evergreen Point Road  
Medina, Washington 98039

Listed in National Register on February 19, 1982

ADDENDUM TO ORIGINAL NOMINATION

7. DESCRIPTION

The original James G. Eddy estate in Medina, Washington, encompassed approximately five acres on the eastern shore of Lake Washington (see attached site plan). The rectangular parcel is about 750 feet in length, with 300 feet of waterfront on the west and 300 feet of frontage on Evergreen Point Road (designated 76th Avenue N.E. in City of Medina planning documents). The Eddy House was built on the southwest corner of the site in 1925.

Bisecting the property is a private road that originally ended in a circular drive in front of the Eddy House. About 1960, the area north of the private road was divided into three lots and homes were built on these parcels (A, B, and C). The original Eddy House (Parcel D) remained under separate ownership. The access road was extended westward to the lakeshore, where a pier for boat moorage and a picnic shelter were constructed. This waterfront area below the steep bank and a large portion of the original grounds on the south side of the roadway are held in common by the owners of the four residences.

Although changes have occurred in the northern portion of the site, the southern half remains virtually intact and represents the personal horticultural and architectural legacy of James G. Eddy. Only Parcel D containing the Eddy House was included in the original nomination to the National Register. This addendum extends the boundaries to include all of the commonly held property that was part of the original Eddy estate. It does not include the three parcels (A, B, and C) on which the later houses were built.

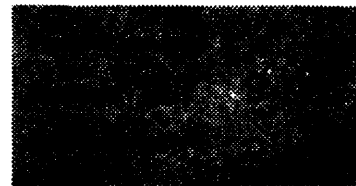
8. SIGNIFICANCE

James Garfield Eddy (1881-1964) was a northwest lumberman who originated the concept that selective cross-breeding could produce improved varieties of trees for use by the forest products industry. In 1925, he established the Eddy Tree Breeding Station in Placerville, California, an institute that has since made significant discoveries that have received international acceptance in the industry.

In that same year, James Eddy built his family residence on the eastern shore of Lake Washington. The large portion of the original five-acre estate that is now commonly-held land represents the remains of the extensive landscaping scheme envisioned by James Eddy in collaboration with the landscape designer Otto Holmdahl. The character of the gardens attests to Holmdahl's sympathy for native plant material and his interest in a regional landscape idiom. The land area included within the revised boundaries is an integral part of the original property and warrants recognition along with the James G. Eddy House.

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James G. Eddy House and Grounds  
1005 Evergreen Point Road  
Medina, Washington 98039

ADDENDUM TO ORIGINAL NOMINATION CONTINUED

10. GEOGRAPHICAL DATA

Acreage of property with revised boundaries: Approximately three

USGS quadrangle name/UTM references: Unchanged

Verbal boundary description: The revised verbal boundary description for the property is as follows:

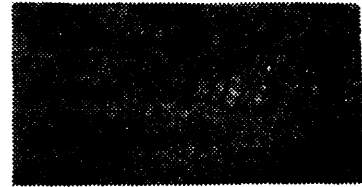
The existing verbal boundary description (see original nomination, Item 10) plus the so-called upland parcel held in common as described thusly: That portion of government lot 4, section 25, township 25 north, Range 4 east, Willamette Meridian, City of Medina, King County, Washington, described as follows: Beginning on the east line of said subdivision at the south quarter corner of said section 25; thence north 1 degree 24' 15" east 665.68 feet along the east side of the subdivision; thence north 87 degrees 50' 33" west 30 feet to the True Point of Beginning and the west margin of 76th Avenue Northeast; thence north 01 degree 24' 15" east along said west margin 110 feet; thence north 87 degrees 50' 33" west 108.57 feet; thence north 57 degrees 05' 45" west 63.48 feet to a circular curve to the left having a radius of 147.86 feet which bears south 32 degrees 54' 15" west; thence 77.42 feet along said curve; thence north 87 degrees 05' 45" west 150 feet to a circular curve to the right having a radius of 491.35 feet which bears north 02 degrees 54' 15" east; thence 69.45 feet along said curve to a circular curve to the left having a radius of 511.35 feet which bears south 11 degrees 00' 09" west; thence 72.28 feet along said curve; thence south 02 degrees 54' 15" west 20 feet to the radial intersection with a curve to the left having a radius of 491.35 feet; thence 69.45 feet along said curve in an easterly direction to the beginning of the curve to the right having a radius of 511.35 feet which bears north 11 degrees 00' 09" east; thence 60.67 feet along said curve; thence south 01 degrees 24' 15" west 99.46 feet; thence south 87 degrees 50' 33" east 36.60 feet; thence south 01 degree 24' 15" west 46 feet; thence south 87 degrees 50' 33" east 361.58 feet to the True Point of Beginning, subject to all easements of record;

AND the so-called waterfront parcel held in common, located in the same government lot and described thusly:

Beginning on the east line of said subdivision at the south quarter corner of said section 25; thence north 01 degree 24' 15" east 665.68 feet along the east line of said subdivision; thence north 87 degrees 50' 33" west 30 feet to the west margin of 76th Avenue Northeast; thence north 01 degree 24' 15" east along the said west margin 110 feet; thence north 87 degrees 50' 33" west 108.57 feet; thence north 57 degrees 05' 45" west 63.48 feet to a circular curve to the left having a radius of 147.86 feet which bears south 32 degrees 54' 15" west; thence 77.42 feet along said curve; thence north 87 degrees 05' 45" west 150 feet to a circular curve to the right having a radius of 491.35 feet which bears north 02 degrees 54' 15" east; thence 96.45 feet along said curve to a circular curve to the left having a radius of 511.35 feet which bears south 11 degrees 00' 09" west; thence

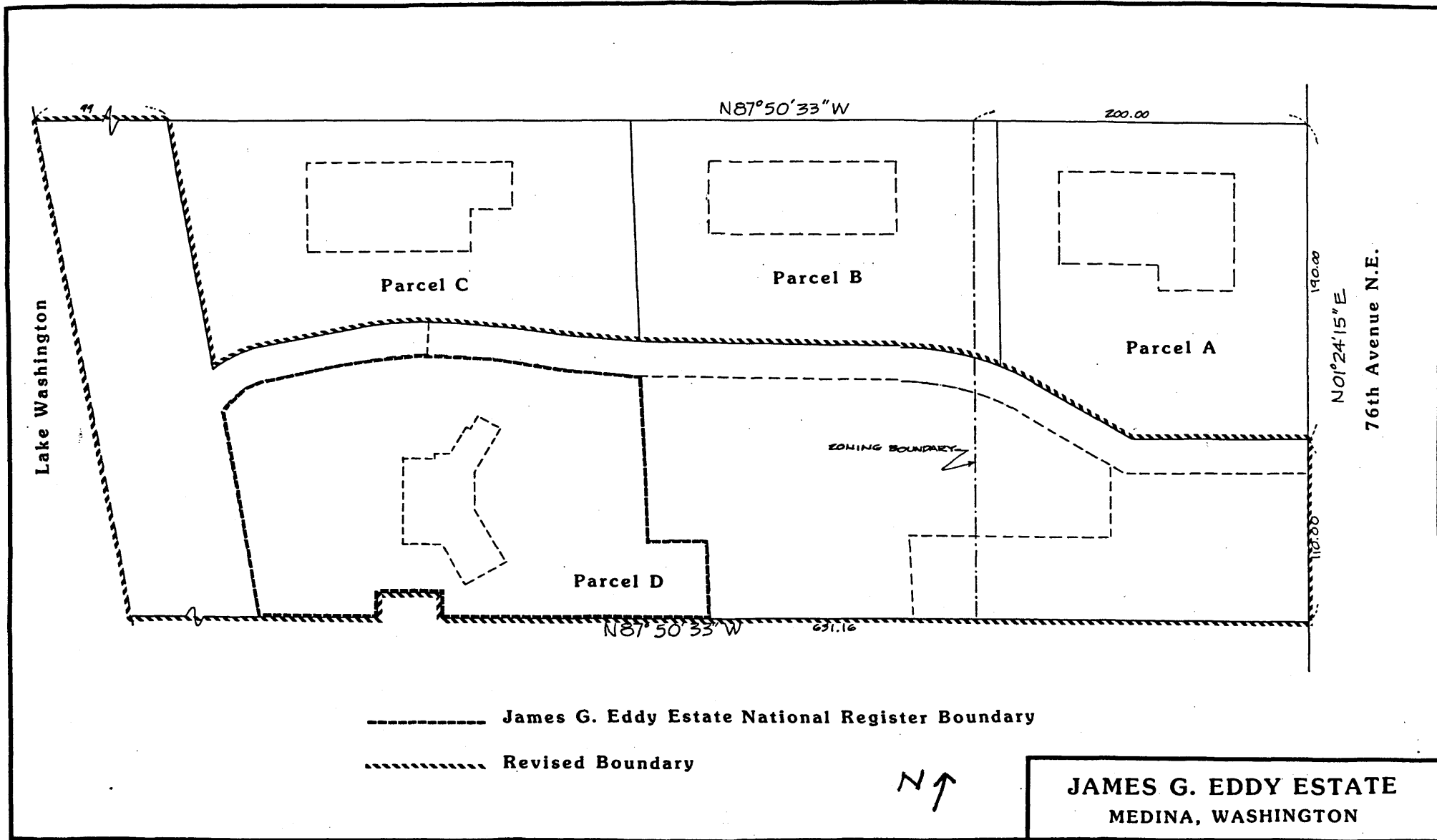
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72.28 along said curve to the True Point of Beginning and the beginning of a circular curve to the left having a radius of 200 feet which bears south 02 degrees 54' 15" west; thence 41.89 feet along the arc of said curve; thence south 80 degrees 54' 15" west 60.00 feet to a circular curve to the left having a radius of 60 feet which bears south 09 degrees 05' 45" east; thence 30.08 feet along the arc of said curve; thence north 07 degrees 34' 34" west 153.59 feet to a point which is north 87 degrees 50' 33" west 678.67 feet and west 01 degree 24' 15" east 300 feet from the true point of beginning; thence north 87 degrees 50' 33" west to the shoreline of Lake Washington; thence southerly along said shoreline to an intersection with a line which bears north 87 degrees 50' 33" west from the true point of beginning; thence south 87 degrees 50' 33" east to a point which is north 87 degrees 50' 33" west 631.16 feet from the true point of beginning; thence north 07 degrees 34' 34" west 125.19 feet; thence north 35 degrees 54' 15" east 1.74 feet to a circular curve to the right having a radius of 400 feet which bears south 54 degrees 05' 45" east; thence 31.42 feet along said curve; thence north 80 degrees 54' 15" east 60 feet to a circular curve to the right having a radius of 180 feet which bears south 09 degrees 05' 45" east; thence 37.70 feet along said curve; thence north 02 degrees 54' 15" east 20 feet to the True Point of Beginning; together with all shorelands adjoining or including; and subject to easements of record.



98/6/01